



**Design Review Board
Agenda
Tuesday, December 9, 2025**

3:00 P.M.
City Hall, Council Chambers
130 Cremona Drive, Goleta, California

Members of the Design Review Board

Scott Branch (Architect), Chair
Dennis Whelan (Architect), Vice Chair
James van Order (Design Professional)
Martha Degasis (Landscape Professional)
Cecilia Brown (At-Large Member)
Jonathan Eymann (At-Large Member)
Tamesha Schumacher (At-Large Member)
Vacant (Alternate)

Mary Chang, Secretary
Deborah S. Lopez, City Clerk

IMPORTANT NOTICE REGARDING THE DESIGN REVIEW BOARD MEETING

The City of Goleta currently provides in person participation as well as virtual participation until further notice. The public may alternatively view the meeting on Goleta Channel 19 and/or online at www.cityofgoleta.org/meetings-agendas and in the Council Chambers.

PUBLIC PARTICIPATION:

Speaking at the Meeting - Submit an email to PERmeetings@cityofgoleta.gov which states the item you want to speak to and provide your name, email and phone number.

INSTRUCTIONS FOR USING ZOOM:

- Join the meeting using the link below.
- You must have audio and microphone capabilities on the device you are using to join the meeting.
- When you join the meeting make sure that you join the meeting with audio and follow the prompts to test your speaker & microphone prior to joining the meeting.

TO SPEAK ON AN ITEM USING ZOOM:

- The Chair will call the item and staff will begin the staff report.
- Click on the Raise Hand icon if you would like to speak on the item.
- The Clerk will call your name when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- When your time is up, you will be muted.
- You will repeat this process for each item you want to speak on.

JOIN THE MEETING ELECTRONICALLY AT:

Join Meeting Electronically at:

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Join via audio:

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6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1
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Webinar ID: 883 2832 4267

Passcode: 272086

ADDITIONAL PUBLIC PARTICIPATION ALTERNATIVES:

Submit your comment via email at least 24 hours prior to the meeting. Please submit your comment to PERmeetings@cityofgoleta.gov. Your comment will be placed into the record and distributed appropriately.

COPYRIGHTED PLANS

In accordance with Gov. Code Section 65103.5, only non-copyrighted plans or plans that the designer has given permission have been published as part of the agenda materials. The full set of plans is available for review at the Planning Counter during counter hours or by contacting the staff member listed for the item 805-961-7543. In addition, the plans will be available at the meeting

AMERICANS WITH DISABILITIES ACT:

In compliance with the ADA, if assistance is needed to participate in a Design Review Board meeting (including assisted listening devices), please contact the City Clerk's office at (805) 961-7505 or via email cityclerkgroup@cityofgoleta.org. Notification at least 48 hours prior to the meeting helps to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

TELEVISION COVERAGE:

Each Design Review Board meeting is broadcast live on Goleta City TV Cox Communications Channel 19 on the 2nd and 4th Tuesday of each month at 3:00 p.m. and rebroadcast on Thursdays at 9:00 a.m. and 5:00 p.m.

WEB STREAMING:

Live or archived webstreaming of the meetings is available at www.cityofgoleta.org/meetings-agendas

WRITTEN SUBMITTALS TO DESIGN REVIEW BOARD

Written submittals concerning agenda items may be sent to PERmeetings@cityofgoleta.gov; or mail: Attn: Design Review Board at 130 Cremona Drive, Goleta, California 93117.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE**ROLL CALL OF DESIGN REVIEW BOARD****PUBLIC FORUM**

At this time the public shall have an opportunity to comment on any non-agenda item relevant to the jurisdiction of the City. Reasonable time limits are imposed on each topic and each speaker. In accordance with the provisions of the Ralph M. Brown Act (GC § 54950 et seq.), no action or discussion may take place by the Design Review Board on any item not on the posted agenda. The Design Review Board may respond to statements made or questions asked, and may direct the staff to report back on the topic at a future meeting.

AMENDMENTS OR ADJUSTMENTS TO AGENDA

A. ADMINISTRATIVE AGENDA

A.1 REVIEW OF AGENDA

A.2 [25-509](#) Approval of the Design Review Board Meeting Minutes of November 12, 2025

Recommendation: Review and Approve the Design Review Board Meeting Minutes of November 12, 2025.

Staff: Deborah S. Lopez, City Clerk

A.3 [25-506](#) Design Review Board Meeting Schedule for 2026

Recommendation: Confirm the 2026 Design Review Board Meeting Schedule provided as Attachment A, including no meetings on three regular hearing dates: March 24, 2026 (School Districts Spring break); November 24, 2026 (Thanksgiving week); and December 22, 2026 (City holiday closure).

Staff: Mary Chang, Design Review Board Secretary

B. CONCEPTUAL/PRELIMINARY/FINAL REVIEW

B.1 [25-503](#) 5737 Hollister Avenue (APN 071-122-004) Designer Cuts Sign and California Environmental Quality Act Notice of Exemption Case Nos. 25-0049-ZC, 25-0042-DRB

Recommendation: **DRB ACTIONS FOR CONSIDERATION:**

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Adopt CEQA Categorical Exemption Section 15311(a) on-premise signs as provided in Attachment B; and
3. Conduct Conceptual/Preliminary/Final review and approve or approve with conditions.

Staff: Luisa Negrete, Assistant Planner

C. CONCEPTUAL/PRELIMINARY REVIEW

- C.1 [25-501](#) **210 Old Ranch Drive (APN 079-570-068) Linberg As-Built Fence and Retaining Wall 24-0025-DRB; 24-0011-LUP**

Recommendation: DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual/Preliminary review and provide comments to applicant. If, after reviewing the plans and conducting the public hearing, the DRB determines that the findings to approve this project can be made, continue the item to January 27, 2026, so that findings can be presented for action.

Staff: Brian Hiefield, Senior Planner

D. PRELIMINARY/FINAL REVIEW

- D.1 [25-507](#) **5353 Overpass Road (APN 071-220-010) Santa Barbara Metropolitan Transit District Phase II and California Environmental Quality Act Notice of Exemption Case Nos. 25-0009-DP/25-0034-DRB**

Recommendation: DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and California Environmental Act Findings provided as Attachment A;
2. Adopt CEQA Statutory Exemption utilizing CEQA Guidelines Section 15332 as provided in Attachment B; and
3. Conduct Preliminary and Final review and approve or approve with conditions.

Staff: Travis Lee, Associate Planner

E. FINAL REVIEW

- E.1 [25-504](#) **250/270 Storke Rd Site Improvements APN 073-100-032 Case Nos. 25-0005-SCD/25-0021-DRB**

Recommendation: DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final review with/without conditions of approval. If the Final approval request cannot be granted at this meeting, the DRB can continue the item for additional information.

Staff: Travis Lee, Associate Planner

- E.2 [25-502](#) 5611 Hollister Ave. (APN 071-140-083) Changes and Additions to the Service Shop Area at the Toyota dealership 24-0036-DRB / 24-0011-DP

Recommendation: **DRB ACTIONS FOR CONSIDERATION:**

1. Conduct Final review with/without conditions of approval.

Staff: Brian Hiefield, Senior Planner

F. ANNOUNCEMENTS BY MEMBERS AND STAFF

G. ADJOURNMENT